



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF DIRECT SUBLEASE – HAWAIIAN SEALIFE, INC.  
3239 UALENA STREET, HONOLULU INTERNATIONAL AIRPORT OAHU

REQUEST:

Issuance of a direct sublease to Hawaiian Sealife, Inc. for the operation and maintenance of a marine ornamental facility, which involves air transportation at to and/or from Honolulu International Airport.

LEGAL REFERENCE:

Subsection 171-59 (b), Hawaii Revised Statutes, as amended.

APPLICANT:

HAWAIIAN SEALIFE, INC., a Hawaii corporation authorized to do business in the State of Hawaii.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, Hawaii, identified by Tax Map Key(s): 1-1-14:21 and commonly known at 3239 Ualena Street, and shown on the attached Exhibit B.

AREA:

Landscaping:

1. Space No. 005-102B, containing an area of approximately 1,357 square feet.

Industrial, Improved paved:

1. Space No. 619-103A, containing an area of approximately 150 square feet.
2. Space No. 619-103B, containing an area of approximately 150 square feet.
3. Space No. 619-103C, containing an area of approximately 150 square feet.

Office Area/Space:

1. Space No. 703-101A, containing an area of approximately 2,268 square feet.

Storage Area/Space:

1. Space No. 703-101B, containing an area of approximately 422 square feet.

Warehouse Area/Space:

1. Space No. 703-102, containing an area of approximately 5,062 square feet.
2. Space No. 704-102, containing an area of approximately 6,919 square feet.

ZONING:

State Land Use District:	Urban
County of Honolulu:	Airport/Industrial

LAND TITLE STATUS:

Section 5(a) lands ("non-ceded") of the Hawaii Admissions Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CHARACTER OF USE:

Office and maintenance facility to operate a marine ornamental facility which includes air transportation activities.

TERM OF LEASE:

Approximately 3 years, commencing on the date of lease execution and ending on December 31, 2012.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL RENTAL:

\$149,359.20 per annum (payable in monthly installments of \$12,446.60) based upon an improved industrial paved land rate of \$4.16 per square foot per annum, a warehouse rental rate of \$9.60 per square foot per annum, an office rental rate of \$13.20 per square foot per annum, and a storage rental rate of \$6.00 per square foot per annum.

PERFORMANCE BOND

Sum equal to at least one quarter (1/4) of the annual ground lease rental rate then in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>    </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>    </u>
Good standing confirmed:	YES <u>X</u>	NO <u>    </u>

REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a direct sublease to Hawaiian Sealife Inc., for airport-related purposes, specifically, the operation and maintenance of a marine ornamental facility which includes air transportation at, to and/or from Honolulu International Airport.

BLNR – Issuance of Direct Sublease  
Hawaiian Sealife, Inc.  
Honolulu International Airport

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RECOMMENDATION:

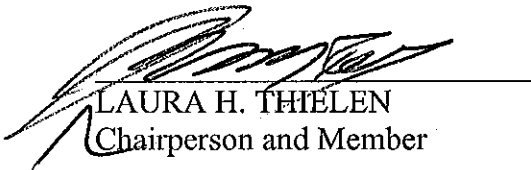
That the Board authorize the Department of Transportation to issue a direct sublease to Hawaiian Sealife, Inc., subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.  
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN  
Chairperson and Member

